087.0	0006	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	622,800	/	622,800
USE VALUE:	622,800	/	622,800
ASSESSED:	622,800	/	622,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUMAS JULIE
Owner 2:	
Owner 3:	
Street 1:	40 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHRISTO MICHELE -
Owner 2:	-
Street 1:	40 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,046 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6046.000	201,800		421,000	622,800
Total Card	0.139	201,800		421,000	622,800
Total Parcel	0.139	201,800		421,000	622,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.21 | /Parcel: 567.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55326
GIS Ref	
GIS Ref	
Insp Date	10/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0006-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,800	0	6,046.	421,000	622,800	622,800	Year End Roll	12/18/2019
2019	101	FV	185,900	0	6,046.	390,900	576,800	576,800	Year End Roll	1/3/2019
2018	101	FV	185,900	0	6,046.	390,900	576,800	576,800	Year End Roll	12/20/2017
2017	101	FV	185,900	0	6,046.	342,800	528,700	528,700	Year End Roll	1/3/2017
2016	101	FV	185,900	0	6,046.	312,700	498,600	498,600	Year End	1/4/2016
2015	101	FV	174,600	0	6,046.	276,600	451,200	451,200	Year End Roll	12/11/2014
2014	101	FV	174,600	0	6,046.	261,600	436,200	436,200	Year End Roll	12/16/2013
2013	101	FV	185,800	0	6,046.	249,000	434,800	434,800		12/13/2012

!7110!

PRINT

Date	Time
12/10/20	21:47:12

LAST REV

Date	Time
08/08/19	11:44:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7110

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTO MICHELE	72914-557	1	7/12/2019		664,000	No	No		
KINOSIAN ELIZAB	41249-220		10/22/2003		336,855	No	No		
	9642-454		4/1/1981		17,500	No	No		A

USER DEFINED

Prior Id # 1:	55326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
4/16/2004	MLS	HC	Helen Chinal
4/13/2000	Measured	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6046		Sq. Ft.	Site		0	70.	0.99	12									420,964						421,000	

Total AC/HA:	0.13880	Total SF/SM:	6046	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,964	Spl Credit		Total:	421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274218
Depreciation:	72393
Depreciated Total:	201824

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

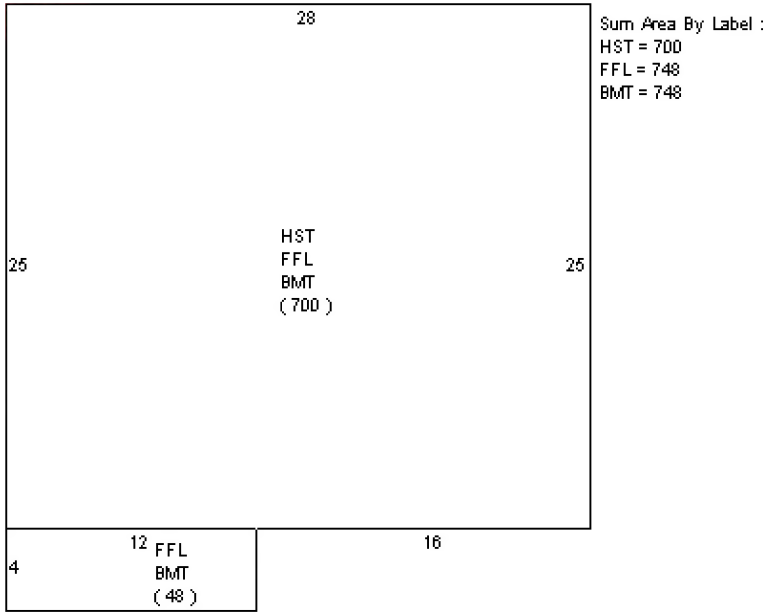
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	109.32
Final Total:	201800	Val/Su SzAd	183.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	748	42.420	31,727
FFL	First Floor	748	141.380	105,756
HST	Half Story	350	141.380	49,485

Net Sketched Area:	1,846	Total:	186,968
Size Ad	1098	Gross Are	2196	FinArea	1098
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0006-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	